



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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Telephone: (626) 458-5100  
www.ladpw.org

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 28, 2004

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LADERA COUNTY PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6611; C.P.s 86429 AND 77099  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE INTERIM DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the enclosed appropriation adjustment (Enclosure D) to transfer \$39,000 of Second District Discretionary Capital Project net County cost from the Colonel Leon H. Washington Park New Gymnasium and General Park Improvement Project (C.P. 77097), for a total revised project budget of \$2,017,100 for the Ladera County Park General Improvements Project detailed in Enclosure A.
2. Find that Pima Corporation is the apparent lowest responsive and responsible bidder, and award a construction contract to Pima Corporation, in the amount of \$1,334,200 for the Ladera County Park General Improvements Project, funded by the Safe Neighborhood Parks Propositions of 1992 and 1996, the General Fund, Park In-Lieu Fees Special Fund, and State Proposition 12 Robert-Z'Berg-Harris Grant funds, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by the Department of acceptable and approved Faithful

Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

3. Delegate to the Interim Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award, and authorize the Interim Director to execute the construction contract, in the form previously approved by County Counsel, with Pima Corporation, and establish the effective contract date.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow Public Works to proceed with construction of the Ladera County Park General Improvements Project.

On August 17, 2004, your Board adopted the plans and specifications and authorized advertising for construction bids. On September 28, 2004, nine bids were received. Pima Corporation, with a bid of \$1,429,200 including all five additive alternates, is the apparent lowest responsive and responsible bidder. The bid from Pima Corporation is reasonable and consistent with Public Works' fair construction cost estimate. In addition, Parks and Recreation is recommending that three of the five additive alternates be included as part of the project. Therefore, we are recommending that your Board award the contract to Pima Corporation for the base bid and three of the five additive bid alternates based on the available project funding subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project, and receipt by the Department of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

The project consists of renovating and expanding the existing community building to include restrooms; reconstructing one existing restroom building; renovating the tennis court, play area, and group picnic shelter; regrading and planting to stabilize the western park slope; constructing new concrete walkways; and installing new landscaping and site furnishings.

The project will also include the following three additive bid alternates:

- Replacing the concrete slab for the picnic shelter.
- Installing planting and irrigation around the play area and east side of the community building.
- Constructing a decomposed granite pad area with concrete header at the picnic shelter.

### **Implementation of Strategic Plan Goals**

These actions meet the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as this is an investment in public infrastructure that will provide enhanced recreational opportunities to assure good health, education and workforce readiness, safety and survival, and social and emotional well-being for children and families.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Pima Corporation is for \$1,334,200. In addition, \$141,920 (approximately 11 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost, including plans and specifications, plan check, construction, youth employment, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$2,017,100. The project schedule and budget summary are included in Enclosure A.

The enclosed appropriation adjustment will transfer existing appropriation of \$39,000 from the Colonel Leon H. Washington Park New Gymnasium and General Park Improvement Project (C.P. 77097) to fully fund the project. Upon approval of the appropriation adjustment, the project will be funded from the Safe Neighborhood Parks Propositions of 1992 and 1996 (\$80,100); Second District Capital Project net County cost (\$613,000); Park In-Lieu Fees Special Fund (\$26,000); and the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12) Roberti-Z'berg-Harris Grant Funds (\$1,298,000).

### **Operating Budget Impact**

Based on the project scope and current salary and employee benefit rates, Parks and Recreation anticipates an increase of \$7,700 in annual, ongoing operating costs for utilities and maintenance services and supplies.

Based on the current project schedule, one-time and ongoing operating costs would be incurred beginning in Fiscal Year 2005-06 and will be submitted by Parks and Recreation as part of its Budget Request to the Chief Administrative Office. The CAO will review the operating requirements and available funding as part of the budget process and make a final recommendation to your Board at that time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Pima Corporation is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Pima Corporation is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On August 17, 2004, your Board found this project to be categorically exempt.

### **CONTRACTING PROCESS**

On August 17, 2004, your Board adopted the plans and specifications for the project at an estimated construction cost of \$1,347,000 (not including the five additive bid alternates), and authorized advertising for bids. On September 28, 2004, nine bids were received for the project. Pima Corporation, with a total bid of \$1,429,200, including \$1,314,200 for the base bid and \$115,000 for the five additive bid alternates, was the apparent lowest responsive and responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website as shown in Enclosure C.

Pima Corporation's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The park, including the community building, will remain open during the six-month construction duration, scheduled to begin in December 2004. Access will be limited to the assembly room of the community building, play area, and the picnic shelter during construction. In addition, the restroom building near the play area will be closed for reconstruction. The contract requires the contractor to provide temporary restroom facilities for public use during construction of the restroom building.

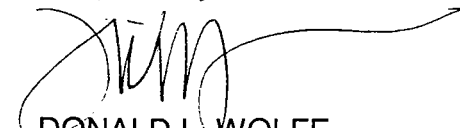
The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park facility to minimize disruption of services and to maintain access to the park areas during construction.

The Honorable Board of Supervisors  
October 28, 2004  
Page 6

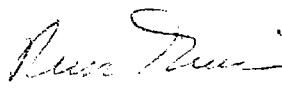
**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

  
DONALD L. WOLFE  
Interim Director of Public Works

  
DAVID E. JANSSEN  
Chief Administrative Officer

  
RUSS GUINEY  
Interim Director of Parks and Recreation

DB:njc

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Enc. 4

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

October 28, 2004

**ENCLOSURE A**

**LADERA COUNTY PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6611; C.P.s 86429 AND 77099**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Construction Documents	04/22/04*	
Jurisdictional Approvals	05/24/04*	
Construction Award	11/30/04	11/09/04
Construction Start	12/22/04	12/06/04
Substantial Completion	06/20/05	06/06/05
Final Acceptance	08/19/05	08/05/05

\* Actual completion date

## II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Revised Project Budget
Plans and Specifications	\$ 120,000	\$ 0	\$ 120,000
Plan Check	\$ 12,750	\$ 0	\$ 12,750
Construction			
Base Construction Contract	\$ 1,347,000	\$ (32,800)	\$ 1,314,200
Additive Bid Alternates	0	20,000	20,000
Change Order Contingency	134,700	7,220	141,920
Youth Employment*	9,027	0	9,027
Dressing Room Roof	16,500	0	16,500
Trellis (completed by ISD)	21,592	0	21,592
Total Construction	\$ 1,528,819	\$ (5,580)	\$ 1,523,239
Equipment	\$ 0	\$ 0	\$ 0
Consultant Services	64,070	\$ 0	\$ 64,070
Miscellaneous Expenditures	9,525	\$ 0	\$ 9,525
County Services	242,936	\$ 44,580	\$ 287,516
<b>TOTAL</b>	<b>\$ 1,978,100</b>	<b>\$ 39,000</b>	<b>\$ 2,017,100</b>

\* Includes youth labor and supervision



October 28, 2004

**ENCLOSURE B**

**LADERA COUNTY PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
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AWARD CONSTRUCTION CONTRACT  
SPECS. 6611; C.P.s 86429 AND 77099**

**BID SUMMARY**

**Description of Project**

The project consists of renovating and expanding the existing community building to include restrooms; reconstructing one existing restroom building; renovating the tennis court, play area, and group picnic shelter; regrading and planting to stabilize the western park slope; constructing new concrete walkways; and installing new landscaping and site furnishings.

**Bid Opening Date:**

September 28, 2004

**Bid Summary:**

The lowest bid was determined as the lowest total of the base bid plus five additive bid alternates.

<b>Contractor's Name</b>	<b>Lump Sum Bid<sup>1</sup></b>
Pima Corporation	\$1,429,200
ETZ Construction, Inc.	\$1,531,700
Los Angeles Engineering, Inc.	\$1,548,010
Torres Construction Corp.	\$1,591,000
D&M Construction, Inc.	\$1,667,555
ACRO Constructors	\$1,688,075
Minco Construction	\$1,689,770
Morillo Construction, Inc.	\$1,951,000
Romero General Construction Corp.	\$2,088,500

<sup>1</sup>Bids include additive bid alternates

**Financial Information**

Public Works' fair construction cost estimate is \$1,347,000, not including the additive bid alternates.

October 28, 2004

**ENCLOSURE C**

**LADERA COUNTY PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
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SPECS. 6611; C.P.s 86429 AND 77099**

**Bid Solicitation**

**Bid Number :** P100000396

**Bid Title :** LADERA PARK GENERAL IMPROVEMENTS

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** CONSTRUCTION SERVICE, GENERAL (DIGGING, DITCHING, ROAD GRADING, ROCK STABILIZATION, ETC.)

**Open Date :** 8/17/2004

**Closing Date :** 9/21/2004 10:45 AM

**Notice of Intent to Award :** [View Detail](#)

**Bid Amount :** N/A

**Bid Download :** Not Available

**Bid Description :** The project consists of renovating and expanding the existing community building to include restrooms; reconstructing one existing restroom building, tennis court, play area, and group picnic shelter; regrading and planting to stabilize the western park slope, constructing new concrete walkways; and installing new landscaping and site furnishings. This project requires the Bidder to possess a license classification of "A" or "B" at this time of bid. The estimated construction cost is \$1,347,000. The County will conduct a prebid conference and job walk of the project site on August 31, 2004, at 10:00 a.m. Complete sets of the Bidding Documents may be obtained from the Cashier/Public Counter, First Floor, Department of Public Works, 900 South Fremont Avenue, Alhambra, CA 91803. Cost is \$50.00 per set. All valid Visa, Mastercard, Discover Cards, and Debit Cards (only those with Visa or MasterCard trademark) will be accepted. Cards will be accepted over the counter, through the mail, via telephone, and via facsimile, Reference PCA P4960080.

**Amendment Date : 9/16/2004** Notice "A" was faxed to all plan holders extending the bid due date from September 21, 2004 to September 28, 2004. Included in Notice "A" is Addendum No. 1 to the drawings and specifications.

**Contact Name :** Kathleen Gandara

**Contact Phone# :** (626) 458-2566

**Contact Email :** [kgandara@ladpw.org](mailto:kgandara@ladpw.org)

**Last Changed On :** 8/19/2004 7:31:45 AM

October 28, 2004

**ENCLOSURE D**

**LADERA COUNTY PARK GENERAL IMPROVEMENTS PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
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SPECS. 6611; C.P.s 86429 AND 77099**

**APPROPRATION ADJUSTMENT**

(SEE ATTACHED)

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENTDEPT'S.  
No. 600-04

DEPARTMENT OF Parks and Recreation

Nov. 1 19 2004

## AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

3-VOTE

FINANCING SOURCES

Capital Projects - Various  
 Washington Park (2)  
 Community Center  
 Buildings & Improvements  
 A01 - CP - 77097 - 6014  
 \$39,000.00 Decreases Approp

FINANCING USES

Dept. of Parks & Rec.  
 Ladera Park (2)  
 Rfurb - General Improvements  
 Building & Improvements  
 A01 - PK - 86429 - 6014  
 \$39,000.00 Increases Approp.

JUSTIFICATION Appropriation adjustment transfers appropriation  
 to fully fund Ladera Park projects

*JK*  
 Karalyn Wallensak, Division Head

## CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR—

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

NOV 2, 2004 19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

AUDITOR-CONTROLLER

BY

No. 184

NOV. 2 2004

SEND 5 COPIES TO THE AUDITOR-CONTROLLER